



State of Connecticut
HOUSE OF REPRESENTATIVES
STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

LUCY DATHAN

ONE HUNDRED FORTY SECOND ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING, ROOM 4047
CAPITOL: (860) 240-8585
TOLL FREE: (800) 842-8267
FAX: (860) 240-0206
E-MAIL: LUCY.DATHAN@cga.ct.gov

CHAIR

REGULATIONS REVIEW

VICE CHAIR

HUMAN SERVICES COMMITTEE

MEMBER

APPROPRIATIONS COMMITTEE

February 28th, 2023

Co-Chairs Representative Luxenberg and Senator Moore, Ranking Members Representative Scott and Senator Sampson, and members of the Housing Committee

Re: AN ACT CONCERNING THE AFFORDABLE HOUSING APPEALS PROCESS AND REMOVING THE MUNICIPAL OPT-OUT DEADLINE FOR ACCESSORY APARTMENTS.

I am writing today to express my opposition for HB5326, An Act Concerning the Affordable Housing Appeals Process. Whilst I agree that we need to reform and evaluate the appeals process, I am not in agreement that this bill provides the ability to actually increase the level of affordable housing in a community its current form.

This bill seems to attempt to change the goal post of the what is calculated for purely attempts to count existing market-rate homes as affordable without actually offering the deed restriction to ensure that the dwelling remains to be affordable housing. Removing the deed restriction will allow landlords to jack up rents at any time and then would not count towards being affordable. Deed restrictions are a tool to protect residents and ensure that people are not evicted due to sky high rent increases. If existing housing stock is affordable and is deed restricted, then I agree that is should count towards a municipality's units of affordable housing. Many municipalities have naturally occurring affordable housing, and should be allowed to use these units, not just new construction units in the moratorium appeal process.

I would like the committee to also consider my proposed legislation in regards to increasing affordable housing in our state:

HB5797 - AN ACT CREATING A TASK FORCE REGARDING AFFORDABLE HOUSING APPEALS MORATORIUMS.

I am hoping here to develop a task force to look at how the DOH calculates the units utilized for the calculation in the appeal process to achieving a moratorium. I am hoping we can simplify so that the towns can reduce the spend on consulting and legal fees in fighting these and make it clearer for municipalities to qualify for this moratorium. Currently, the onus of achieving a successful appeal, relies solely with the municipalities, which has been very costly to towns

and does not actually increase the access to affordable housing. These tax-payer funds could be used in so many other ways that could actually increase local affordable housing.

**HB6412- AN ACT CONCERNING REAL ESTATE CONVEYANCE TAX
REMITTANCES AND AFFORDABLE HOUSING PLANS.**

I would like the state to remit to municipalities, that conform with submitting an 8-30j affordable housing plan, and adhere to this plan, and achieve an affordable housing appeals moratorium (or are exempt from 8-30g) have an opportunity to receive a rebate of 10% of the conveyance tax remittances. This remittance would be restricted to a local fund that would enable municipalities to fund local affordable housing projects (to acquire land, architecture plans, or other local infrastructure projects that support local affordable housing, etc.).

HB6414 - AN ACT CONCERNING AFFORDABLE HOUSING MORATORIUMS.

To expand the units which may be counted towards an affordable housing appeals moratorium allowing eligible units completed prior to any affordable housing appeals moratorium to be counted towards a subsequent moratorium if such eligible units were not counted in connection with a prior moratorium.

Please reach out if I can answer any questions. Thank you for your time and consideration in regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucy', with a stylized flourish extending from the end.

Representative Lucy Dathan